

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address 37 fox St, St Albans Vic 3021
Including suburb and postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$700,000

Median sale price*

Median price \$650,000 Property Type House Suburb St Albans
Period - From 14/11/2022 to 14/11/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 101 Clarke Av ST ALBANS 3021	\$740,000	02/10/2023
2		
3		

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

14/11/2023 12:03

* The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 200 residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.



Property Type:

Agent Comments

Indicative Selling Price

\$700,000

Median House Price *

14/11/2022 - 14/11/2023: \$650,000

* Agent calculated median based on 200 sales

Comparable Properties



101 Clarke Av ST ALBANS 3021 (REI)



Agent Comments

Price: \$740,000

Method: Private Sale

Date: 02/10/2023

Property Type: House

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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